



**6741 OLD COLLAMER RD  
EAST SYRACUSE, NY 13057**

INDUSTRIAL PROPERTY  
OWNER USER


OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



**Nathan Couse**

Dispositions Officer

 (315) 748-9886

 [nathan@ironhornenterprises.com](mailto:nathan@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll

## LOCATION OVERVIEW

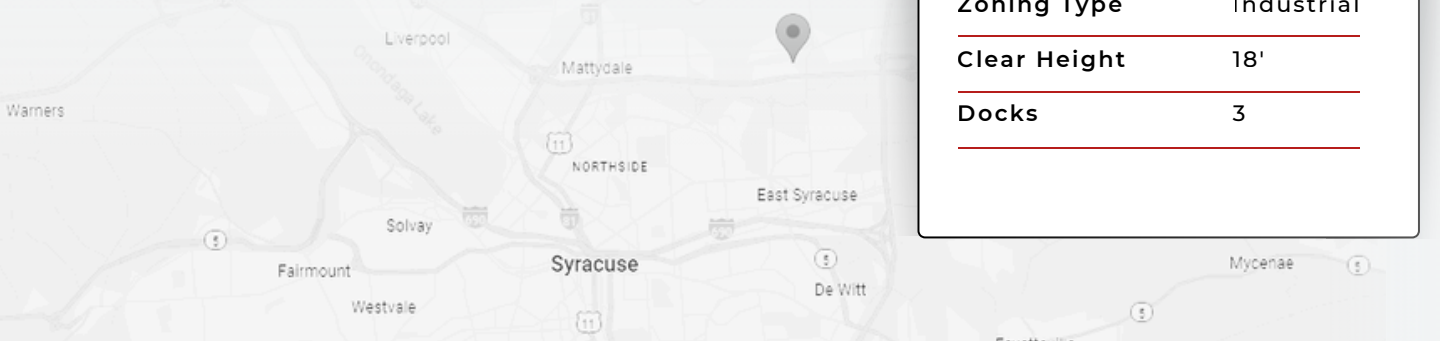
About Syracuse, NY  
Demographics  
Map

# TABLE OF CONTENTS

2  
5  
7

# EXECUTIVE SUMMARY

6741 Old Collamer Rd in East Syracuse, NY offers a well-positioned 22,000 SF single-story industrial/flex facility on 1.57 acres, featuring 18-foot clear heights, three exterior loading docks, and an efficient open floor plan suitable for a wide range of production, warehousing, or distribution uses.. Ideally located just off Carrier Circle with immediate access to I-90, I-481, and major regional transportation routes, the site provides exceptional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and Central New York's strongest industrial labor and logistics networks—making it a compelling opportunity for users seeking a high-functioning, strategically connected industrial asset.



## THE OFFERING

<b>Building SF</b>	22,000 SF
<b>Year Built</b>	1978
<b>Lot Size (Acres)</b>	1.57
<b>Parcel ID</b>	024.-05-13.1
<b>Zoning Type</b>	Industrial
<b>Clear Height</b>	18'
<b>Docks</b>	3

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Just off Carrier Circle with immediate access to I-90 and I-481, the site provides exceptional regional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and major logistics corridors.



**Expansive Space:** A single-story 22,000 SF floor plate on 1.57 acres delivers efficient, easily adaptable space for a variety of industrial and flex users.



**Strategic Features:** Thirty on-site parking spaces, strong visibility, and ample on-site circulation enhance operational convenience for single-tenant occupancy.



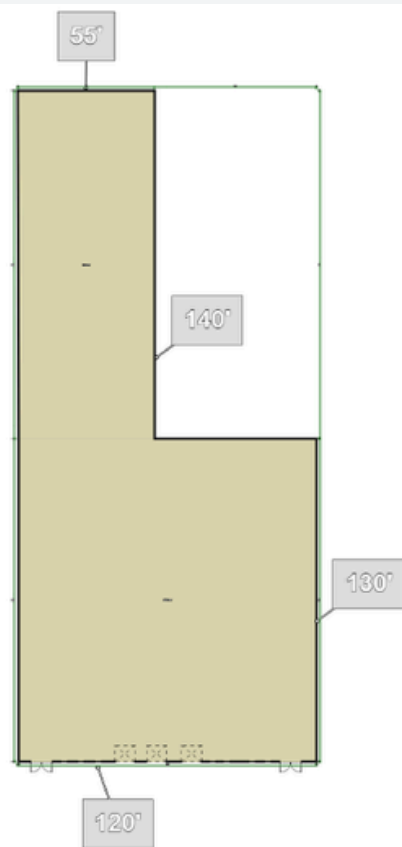
**Industrial Infrastructure:** The building offers 18-foot clear heights, durable masonry construction, and three exterior loading docks, supporting robust industrial functionality.



**Zoning Advantage:** Zoned O6, the property supports a wide range of industrial and commercial uses, offering flexibility for production, warehousing, and distribution operations.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$18,602	\$18,974	\$19,353	\$19,740	\$20,135	\$20,538
INSURANCE	\$7,700	\$7,854	\$8,011	\$8,171	\$8,335	\$8,501
<b>TOTAL OPERATING EXPENSES</b>	\$26,302	\$26,828	\$27,364	\$27,911	\$28,470	\$29,039
<b>NET OPERATING INCOME</b>	(\$26,302)	(26,828)	(\$27,634)	(\$27,911)	(\$28,470)	(\$29,039)

# RENT ROLL

## 6741 OLD COLLAMER RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Vacant	22,000				

TOTAL

22,000



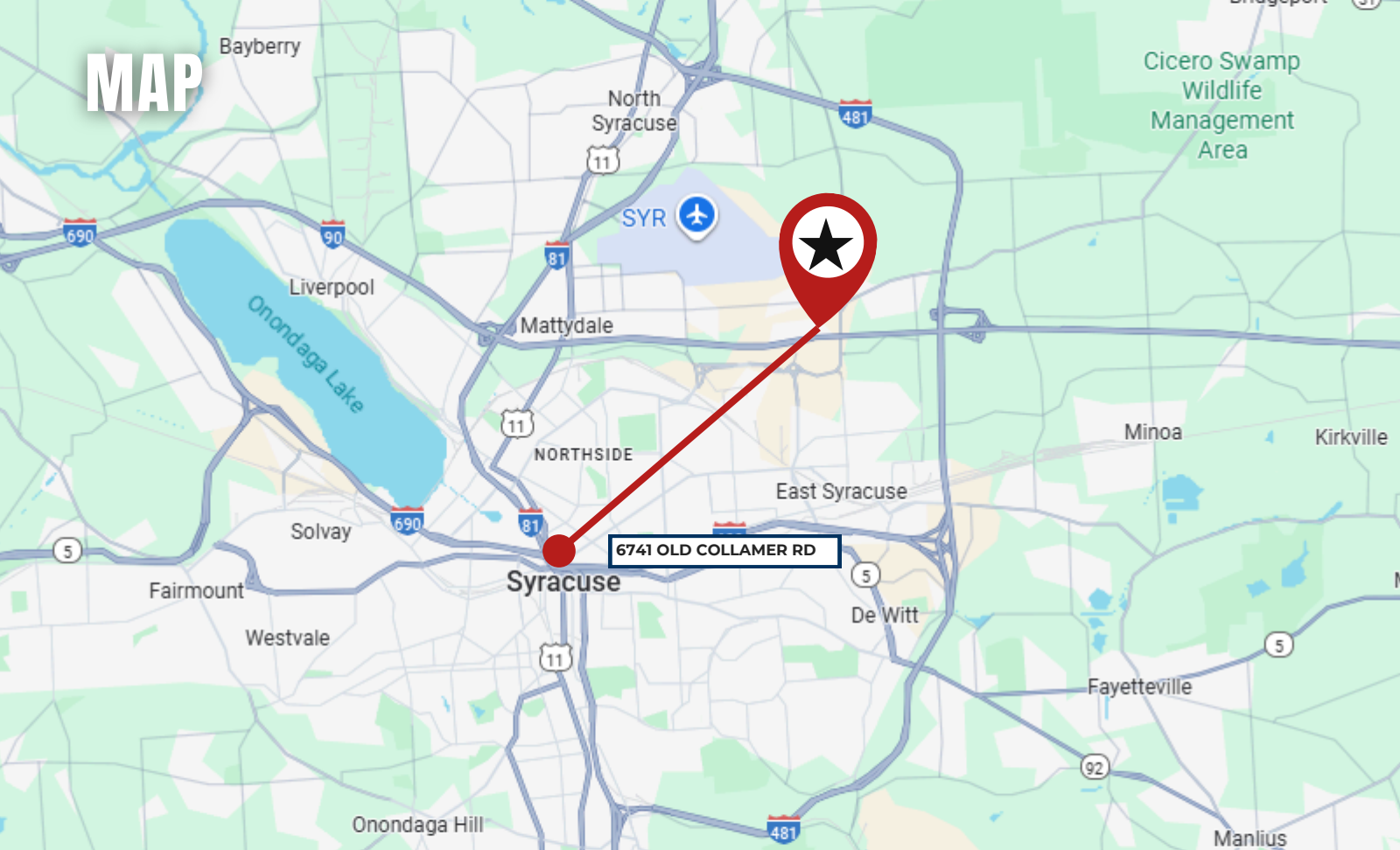
# ABOUT SYRACUSE, NY

Syracuse, NY, offers a strong industrial real estate market driven by its strategic location in Central New York. The city benefits from excellent transportation infrastructure, including access to Interstate 81 and Interstate 690, which provide connectivity to key markets across the Northeast and Midwest. Syracuse is also served by Syracuse Hancock International Airport and a well-established rail network, making it a logistics hub for regional distribution.

The area has a diverse industrial base, including manufacturing, distribution, and technology sectors, with affordable land and competitive operating costs. This makes Syracuse an attractive option for companies seeking cost-effective space and a skilled labor force. With ongoing urban revitalization and a focus on infrastructure improvement, the industrial real estate market in Syracuse is poised for continued growth and investment opportunities.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	142	62,523	171,798
<b>2024 ESTIMATE</b>	146	64,472	176,063
<b>2020 CENSUS</b>	151	67,942	180,930
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	58	27,064	72,523
<b>2024 ESTIMATE</b>	60	27,952	74,345
<b>2020 CENSUS</b>	62	29,470	75,586
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	68,566	69,706	69,447

# MAP



Bayberry

North  
Syracuse



481

Cicero Swamp  
Wildlife  
Management  
Area

SYR



690

90

Liverpool

Onondaga Lake

Mattydale

81



NORTHSIDE

East Syracuse

Minoa

Kirkville

5

Solvay

690

81

6741 OLD COLLAMER RD

Syracuse

5

De Witt

Fairmount

Westvale



Fayetteville

5

Onondaga Hill

481

92

Manlius

# 6741 OLD COLLAMER RD | EAST SYRACUSE, NY 13057


OFFERING MEMORANDUM


## EXCLUSIVELY LISTED BY



**Nathan Couse**

Dispositions Officer

 (315) 748-9886

 [nathan@ironhornenterprises.com](mailto:nathan@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

**CONFIDENTIALITY STATEMENT** The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.